

\$1,725,000 - 30 Capilano Drive, Saskatoon

MLS® #SK016496

\$1,725,000

4 Bedroom, 3.00 Bathroom, 2,128 sqft

Single Family on 0.21 Acres

River Heights SA, Saskatoon, Saskatchewan

Welcome to a once in a life-time opportunity to live in a home that highlights a breathtaking, waterfront, elevated, unobstructed view of the Saskatchewan River and downtown Saskatoon. This luxury River Heights family home, found along the Meewasin Park, boasts superb natural beauty while being close to all city amenities. It is a paradise for outdoor walkers, cyclists and skiers and a dog walker's dream. A comfortable, impeccably maintained and upgraded living space awaits. With over 2,100 sq. ft. of space on three levels, this five-level split has numerous front-facing windows that offer stunning views of the river and its endless sunrises. From the foyer step up to a sun-drenched living room and spacious dining room fitted with hardwood. There is a modern kitchen featuring granite countertops, Café® appliances and custom cabinets. The kitchen flows out to a beautifully landscaped, sweeping backyard with original art and a winding retaining wall. There are 3 bedrooms upstairs. The primary is a serene space with a walk-in closet and a spa-like bath with heated floor. An electric fireplace adds a finishing touch. A second full bath with heated floor and 2 bedrooms, each with outstanding river and city views, complete this level. A cozy family room with wood-burning fireplace, sliding patio door, and direct entry to a two-car garage are located on the third level. In addition, a spacious office/bedroom with built-in cabinets and oak wainscoting and a full bath finish the



level. Downstairs, there is an activity room with wet bar, a luxury laundry room and a large multi-purpose room. This home delivers a matchless location within walking distance of 2 schools, civic center, mall and grocery stores. Minutes to downtown, 10 minutes to 3 hospitals and the University, 15 minutes from the airport. This is a true gem, offering a privilege to live on an acreage-like city lot. (id:6289)

Built in 1975

Essential Information

Listing #	SK016496
Price	\$1,725,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,128
Acres	0.21
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	30 Capilano Drive
Subdivision	River Heights SA
City	Saskatoon
Province	Saskatchewan
Postal Code	S7K4A5

Amenities

Features	Treed, Irregular lot size, Double width or more driveway
Parking	Attached Garage, Interlocked, Parking Space(s), RV
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System,
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	Window Coverings, Garage door opener remote(s), Storage Shed, Stove
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Electric,Wood
Has Basement	Yes

Exterior

Exterior Features Lawn, Underground sprinkler, Garden Area

Listing Details

Listing Office RE/MAX Saskatoon



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